3.2 HOME MAINTENANCE, TRASH AND RECYCLING

I. Fire Safety

The owner of each single family lot must at all times maintain and keep in good working order:

- The smoke detection device(s) required by Standard 1.6, F.
- The key box or other system permitting emergency access through a front gate as required by Standard 2.6, B.

II. Flammable and Hazardous Materials

Storage of flammable liquids, combustible liquids, hazardous material, explosives, blasting agents or liquefied petroleum gas (all as defined in the Uniform Fire Code) is prohibited except when stored in the engine tanks of vehicles and gasoline-powered equipment. No more than five gallons each of gasoline, kerosene or liquefied petroleum gas can be stored or normal household quantities of consumer-approved cleaning agents, herbicides, fungicides, pesticides, fertilizers or other common household products.

III. General Maintenance

The Woodlands Covenants require each owner to keep their entire property (front, rear and side) and improvements in good order and repair including, but not limited to, seeding, edging and mowing the lawn, weeding, pruning all trees and shrubbery and painting or other appropriate external care of all buildings and other improvements in a manner and with such frequency as is consistent with safety and good property management. Among the requirements of this section are *(this list is not all inclusive)*:

- Repairing broken windows.
- Repainting or re-staining.
- Repairing and maintaining rotted, sagging or broken siding, garage doors, gutters, fences, roofs, shutters, screens or decks.
- Mowing, edging and trimming lawn and ditch areas to the pavement edge.
- Maintaining trees and shrubbery, such as removing dead trees, tree limbs, yard debris and weeds from flowerbeds.
- Removing exterior algae/mildew on dwellings and garages.
- Repairing all damaged walkways and driveways to the street pavement edge.
- Repairing any damaged paved areas.
- Maintaining any drainage structure on the lot.
- Removing all trash and debris.
- Storing all equipment, materials, supplies and appliances within the garage or other enclosed area. Storage within a carport is permitted only on lots originally constructed without a garage and must present a neat and orderly view from the street.
- Hanging clothing or other household fabrics in the open on any lot is not permitted
 unless the same are hung from an umbrella or retractable clothes hanging device that is
 removed from view when not in use or unless the same are enclosed by a fence or other
 enclosure at least six inches higher than such hanging articles provided such fence or
 other enclosure has been approved by a Plan Review Committee.
- Maintaining pool, pool equipment, pumps and filters.
- Maintaining and screening portable toilets/restroom facilities.

This list of property maintenance items is not all inclusive.

IV. Trash, Refuse and Recyclables

A. General Maintenance

- All trash or refuse burning is prohibited.
- All trash, refuse and recyclables (except bundled limbs and branches) must be placed in containers required by the waste collection contractor.
- All trash, refuse or recycling containers may be placed near the street edge no earlier than one day prior to regularly scheduled waste collection. Emptied containers must be removed from the street, front yard or driveway by the end of the collection day.
- Containers must be stored on the owner's property at all times.
- All trash and refuse containers must be stored out of public view at ground level from the street, alley or adjacent and surrounding properties at all times except during waste collection period.

B. Trash and Recycle Carts

Trash and recycle carts must be screened from view at ground level from any adjacent public or private property, or located behind an acceptable screened structure. It is preferred that trash and recycle carts should be stored behind existing solid fencing or contained in the garage.

C. Screened Structures for Trash and Recycle Carts

Height

- The height of the trash and recycle cart screen must be installed so that the trash and recycle carts are not visible at ground level from a street or an adjacent property
- 2. Minimum height of 4.5 feet
- 3. Maximum height of 6 feet.

Design

- 1. Trash and Recycle Cart Screens must be designed as an "L" shape to completely screen the containers from the front and adjacent side property lines or street rights-of-way or as a complete enclosure with an access gate at the rear or side.
- 2. Trash and recycle cart screens must incorporate colors and materials compatible to the dwelling or existing fence.
- 3. Trash and Recycle Cart Screens located on any lot adjacent to golf courses or lakes must be designed so that the carts are not visible to the lake or golf course.
- 4. Acceptable designs for a screened structure include:
 - Solid fences capped or uncapped, "I", "G", "J", "L", "H" (as described on page 36 of the Residential Development Standards).
 - Framed Lattice with integrated evergreen vegetation planted and maintained for the purposes of screening and softening the view of the lattice structure from the street and adjacent properties.
 - Manufactured screens are acceptable provided that they are applied for and comply with the requirements of these Standards.
- 5. If the home has existing perimeter fencing that is not transparent and the intent is to construct a trash and recycle cart screen of the approved fence designs (See

- section 4 above) selected, the screen must match the existing fence design on the home.
- 6. Trash and recycle carts that will be screened by vegetation alone require natural evergreen vegetation that will substantially screen the carts. The vegetation must be maintained to provide complete screening of the trash and recycle carts.
- 7. Alternate materials such as simulated wood products will be considered provided that they are applied for and comply with the requirements of these Standards.

Location

- 1. Trash and recycle cart screens must be set back a minimum of 3 feet from the front facade.
- 2. Trash and recycle cart screens may be located up to three feet into the rear and side yard easements.
- 3. The Plan Review Committee and staff will explore alternate locations and consider neighbor impact when considering placement into the side yard easement.
- 4. Trash and recycle cart screens must be set back a minimum of 3 feet from the front façade however any screen that is 4.5 feet in height can be no less than one foot from the front façade.

Committee and Staff Approval

All trash can and recycle cart screens must be applied for and acted upon in advance of installation by the staff or the Plan Review Committee.

If for any reason it is determined by staff that an application is to be reviewed by a Plan Review Committee, it will not be eligible for staff approval, and will be posted for committee review at the next available Plan Review Committee meeting.

Please reference the website for an updated list of requirements.